

CONCEPT PLAN

U.E.I. PROJECT NO. 2103004

CARDINAL LANDING

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 256.08

SHEET INDEX



LOCATION MAP

DEVELOPER:
TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

 **SITE ENGINEER:**
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

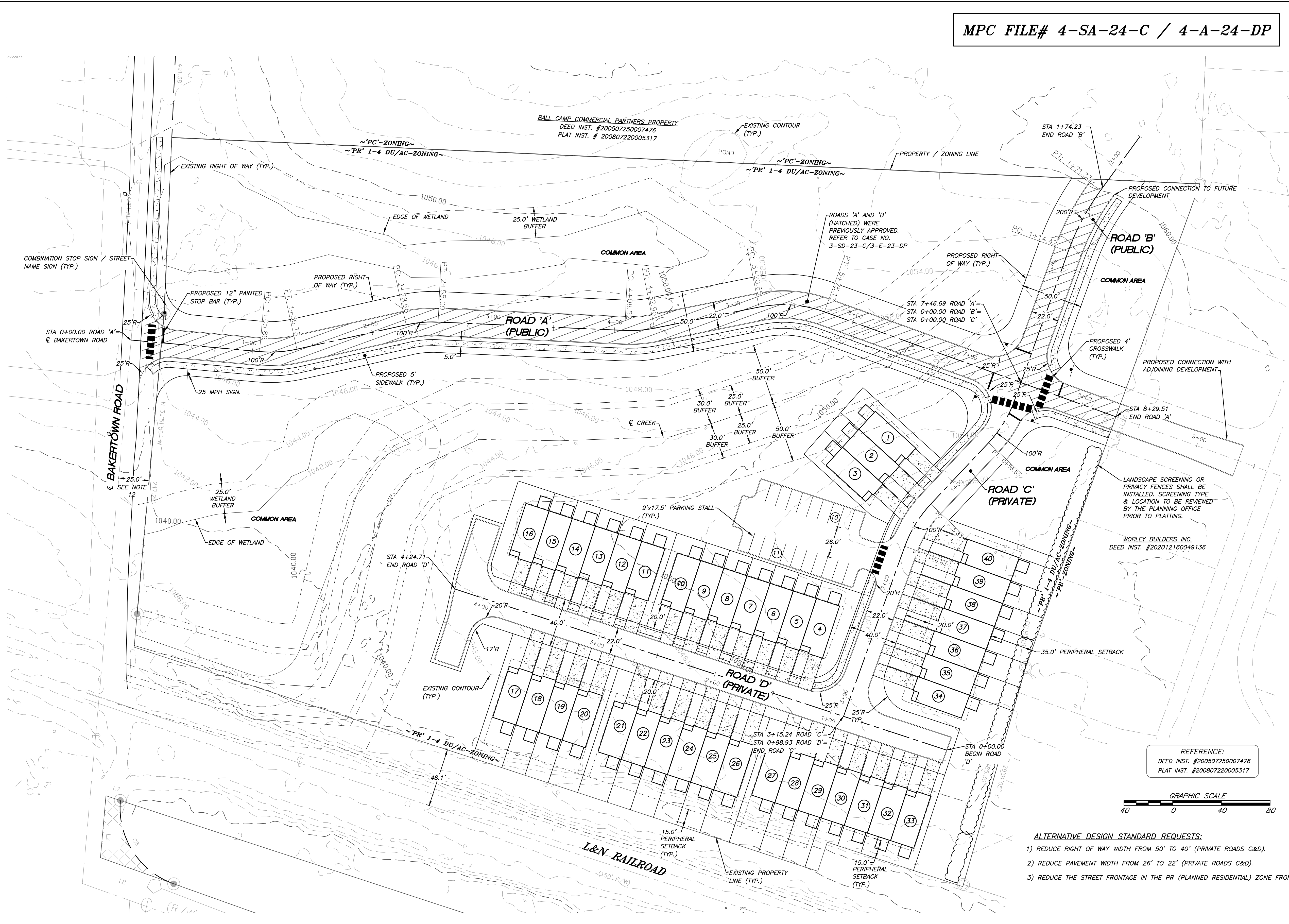
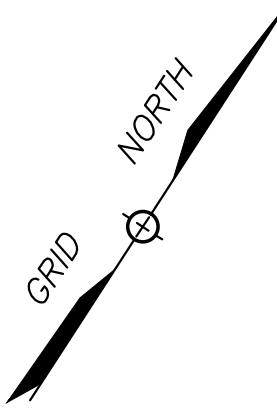
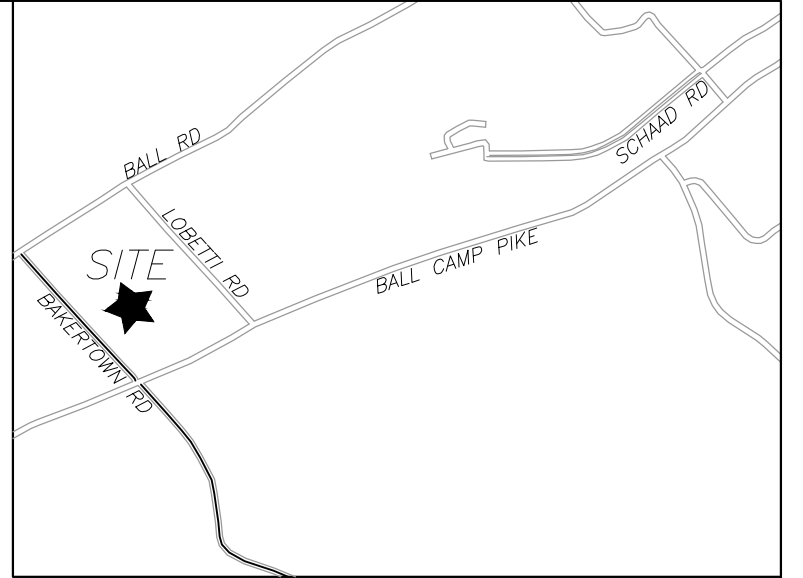
SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

TITLE	SHEET
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MPC FILE# 4-SA-24-C / 4-A-24-DP

ISSUE NO.	DATE	DESCRIPTION
3	3/18/24	SUBMITTAL 3
2	3/13/24	SUBMITTAL 2



- SITE PLAN NOTES:**
- THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY-FIVE (35) FEET ALONG THE NORTHERN BOUNDARY LINE, TWENTY-FIVE (25) FEET ALONG THE EASTERN BOUNDARY LINE, FIFTEEN (15) FEET ALONG THE SOUTHERN BOUNDARY LINE.
 SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
 REAR: FIFTEEN (15) FEET
 - THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 - HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
 - ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 - THE TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES.
 - THE DEVELOPMENT PROPOSES 40 UNITS (4.4 UNITS PER ACRE).
 - THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 - A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 - 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 - SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY SHALL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
 - FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENTS 200807220005317 & 202107160004105.
 - A VARIANCE WAS APPROVED AT THE SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 30' TO 25' FROM CENTERLINE OF BAKERTOWN ROAD.
 - FOR CONDITIONS OF MPC APPROVAL, REFER TO CASES 3-SD-23-C & 3-E-23-DP.
 - PRIVACY FENCE AND LANDSCAPE BUFFER INSTALLATION SHALL BE COMPLETE PRIOR TO FINAL PLAT APPROVAL.
 - REQUIRED PARKING = 80 SPACES
 PROPOSED GARAGES = 40
 DRIVEWAYS > 20' IN LENGTH = 40
 OFF STREET PARKING = 21
 TOTAL = 101 SPACES

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 3/18/24

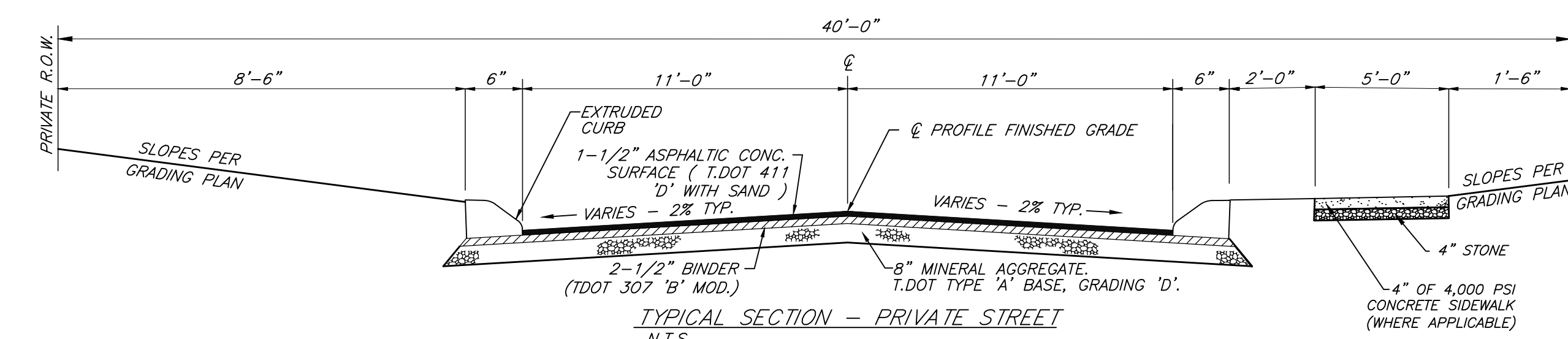
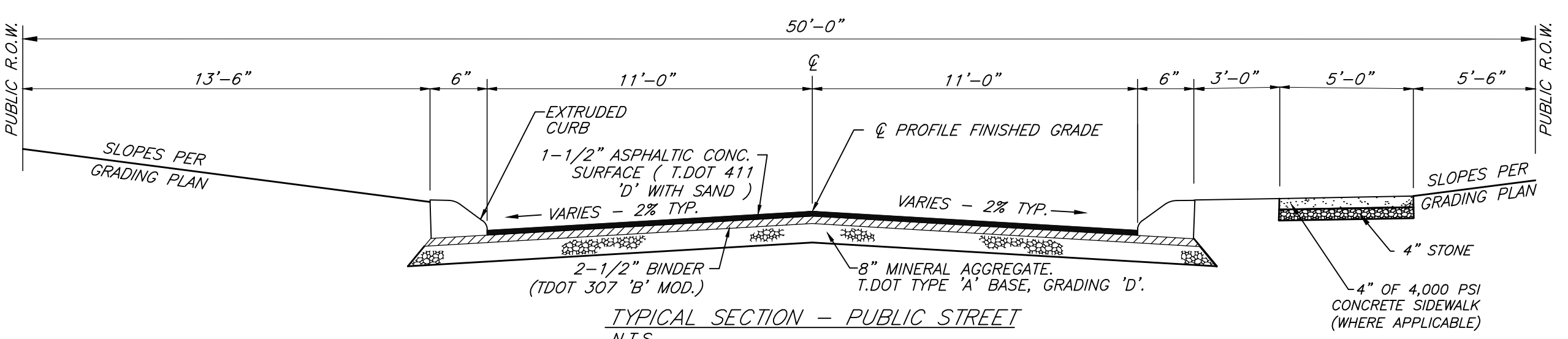
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 PLAT INST. #200807220005317

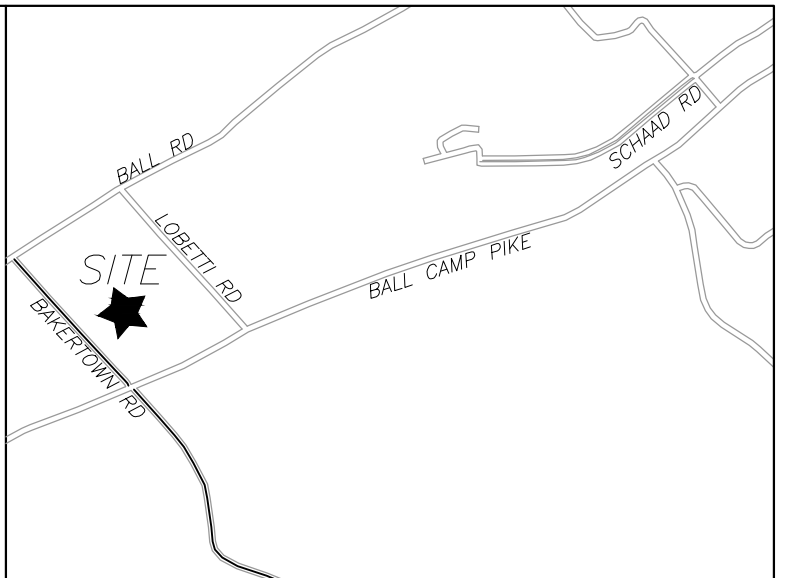
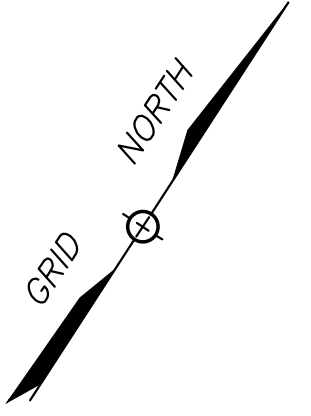


- ALTERNATIVE DESIGN STANDARD REQUESTS:**
- REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS C&D).
 - REDUCE PAVEMENT WIDTH FROM 26' TO 22' (PRIVATE ROADS C&D).
 - REDUCE THE STREET FRONTAGE IN THE PR (PLANNED RESIDENTIAL) ZONE FROM 25' TO 20'.

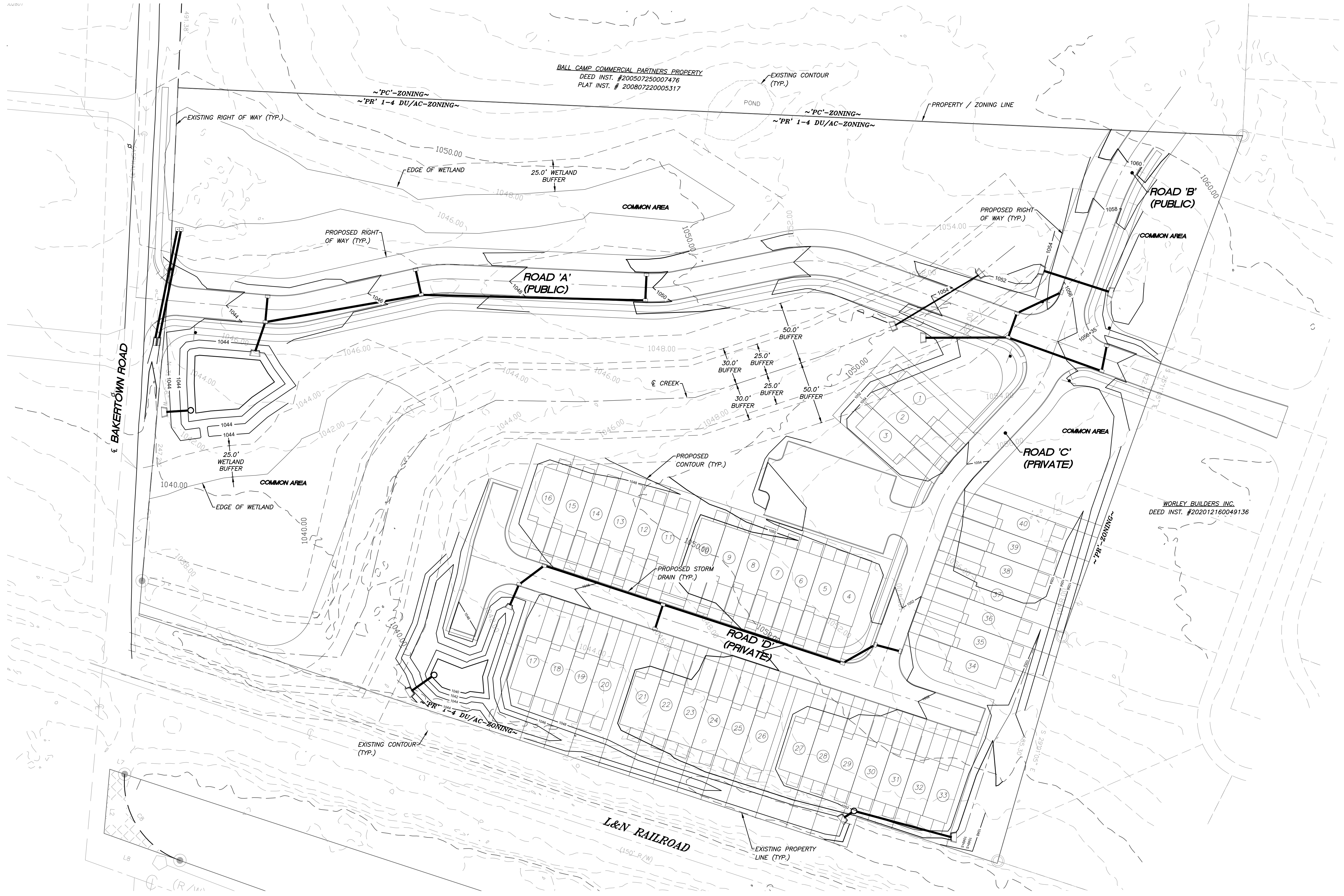
SHEET C-1

SITE PLAN		
CARDINAL LANDING		
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)		
DEVELOPER:	TURNER HOMES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 777-1700	
DIST. NO. W6	KNOX CO., TN.	
CLT MAPS 91	PARCEL 256.08	
SCALE: 1"=40'	FEBRUARY 14, 2024	
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2103004
2	3/18/24	SUBMITTAL 3
1	3/13/24	SUBMITTAL 2
REVISION	DATE	DESCRIPTION






LOCATION MAP

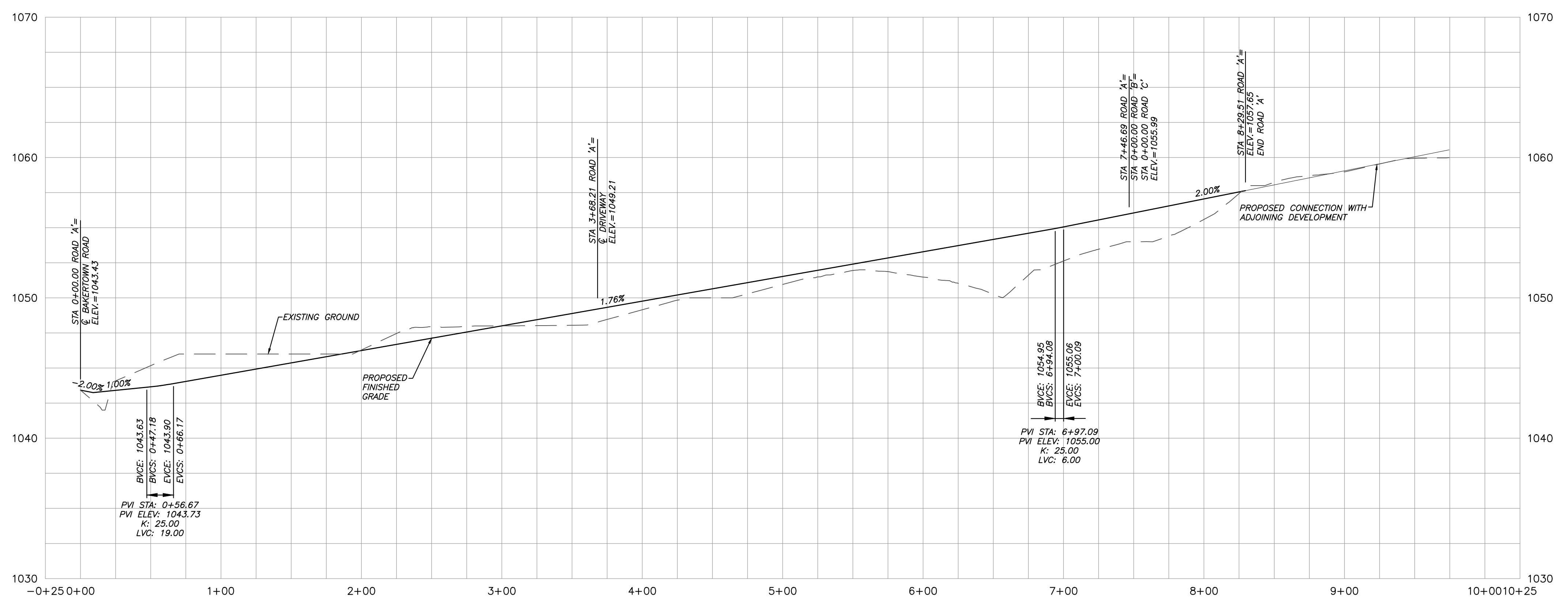
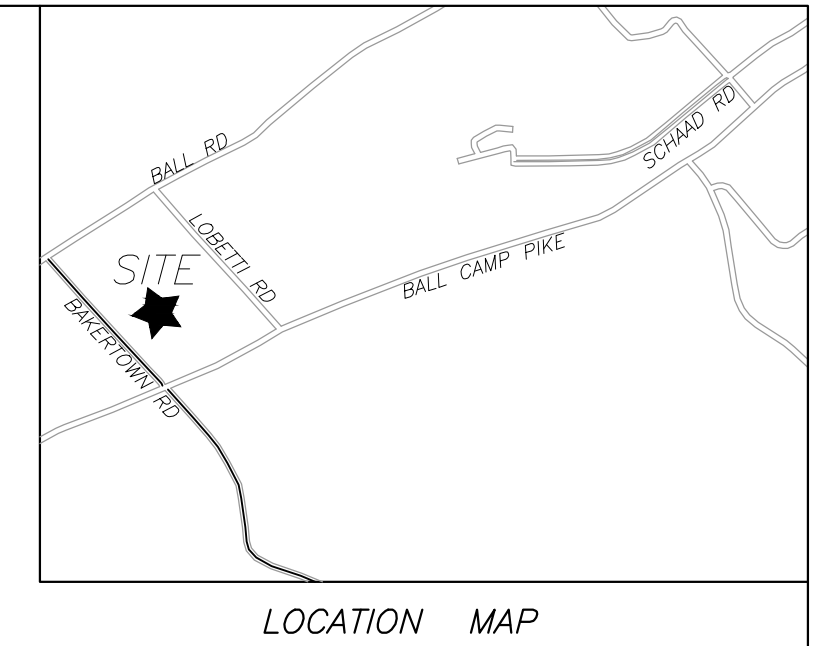


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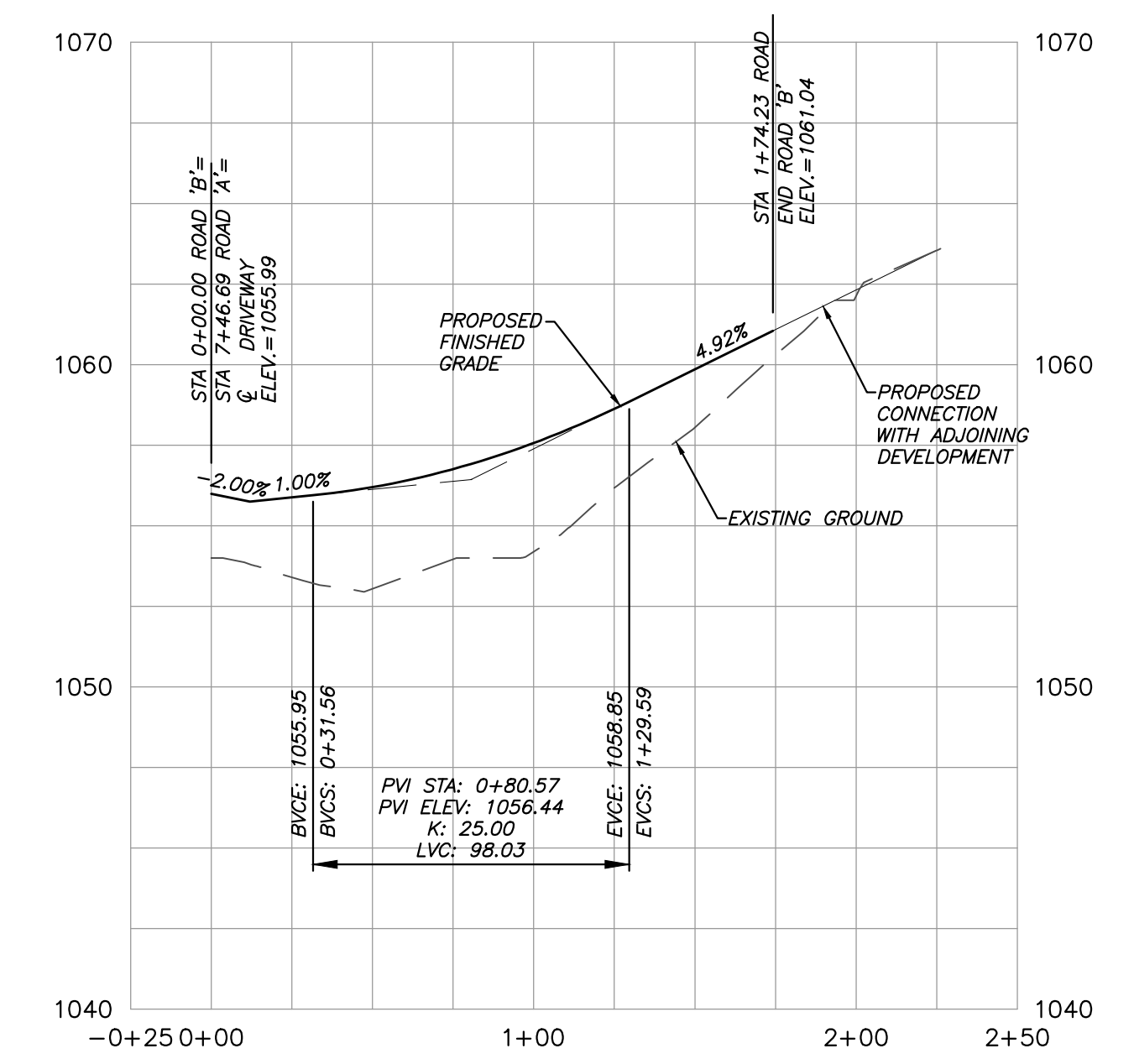
SHEET C-2

GRADING PLAN		
CARDINAL LANDING		
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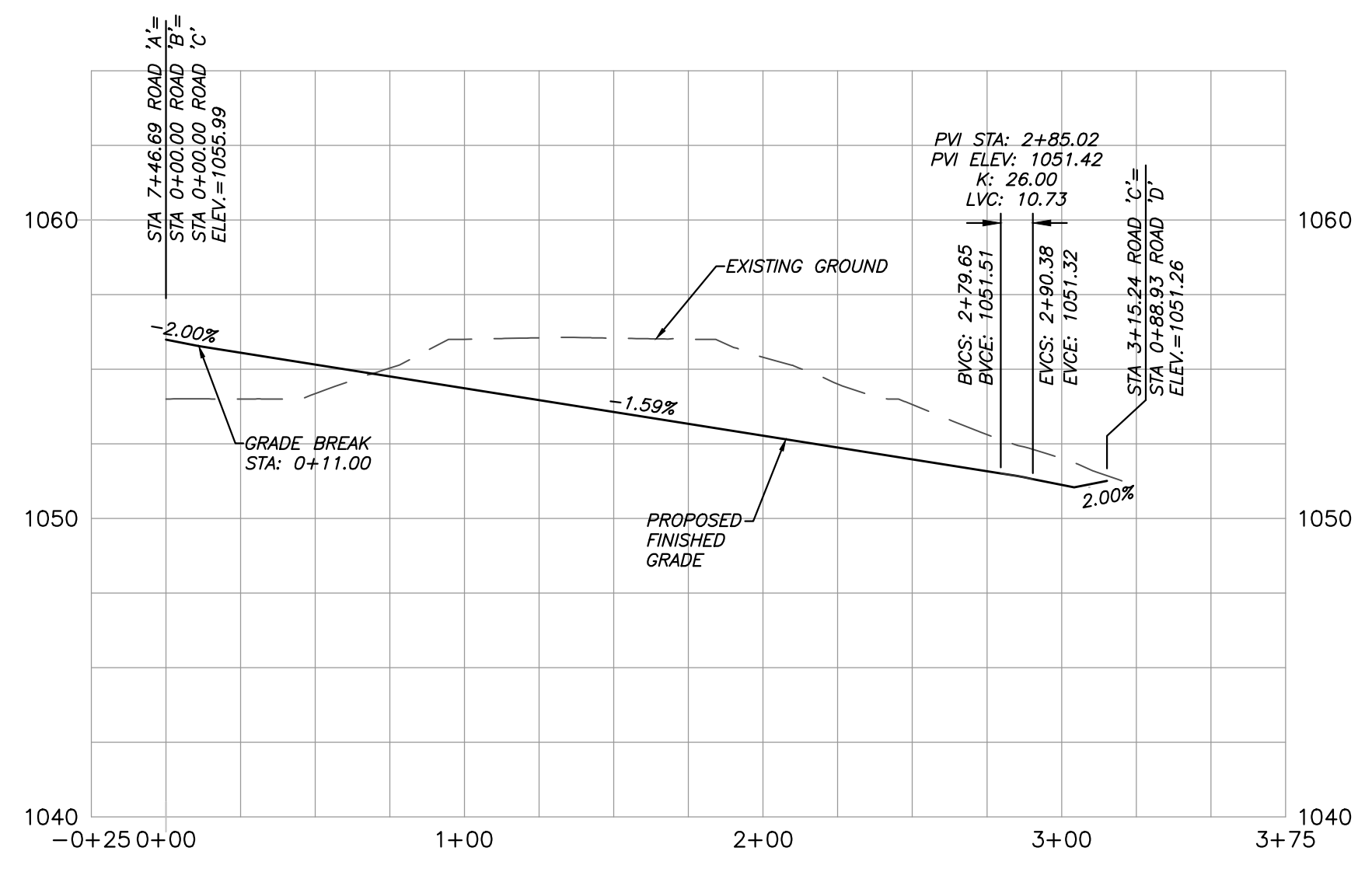




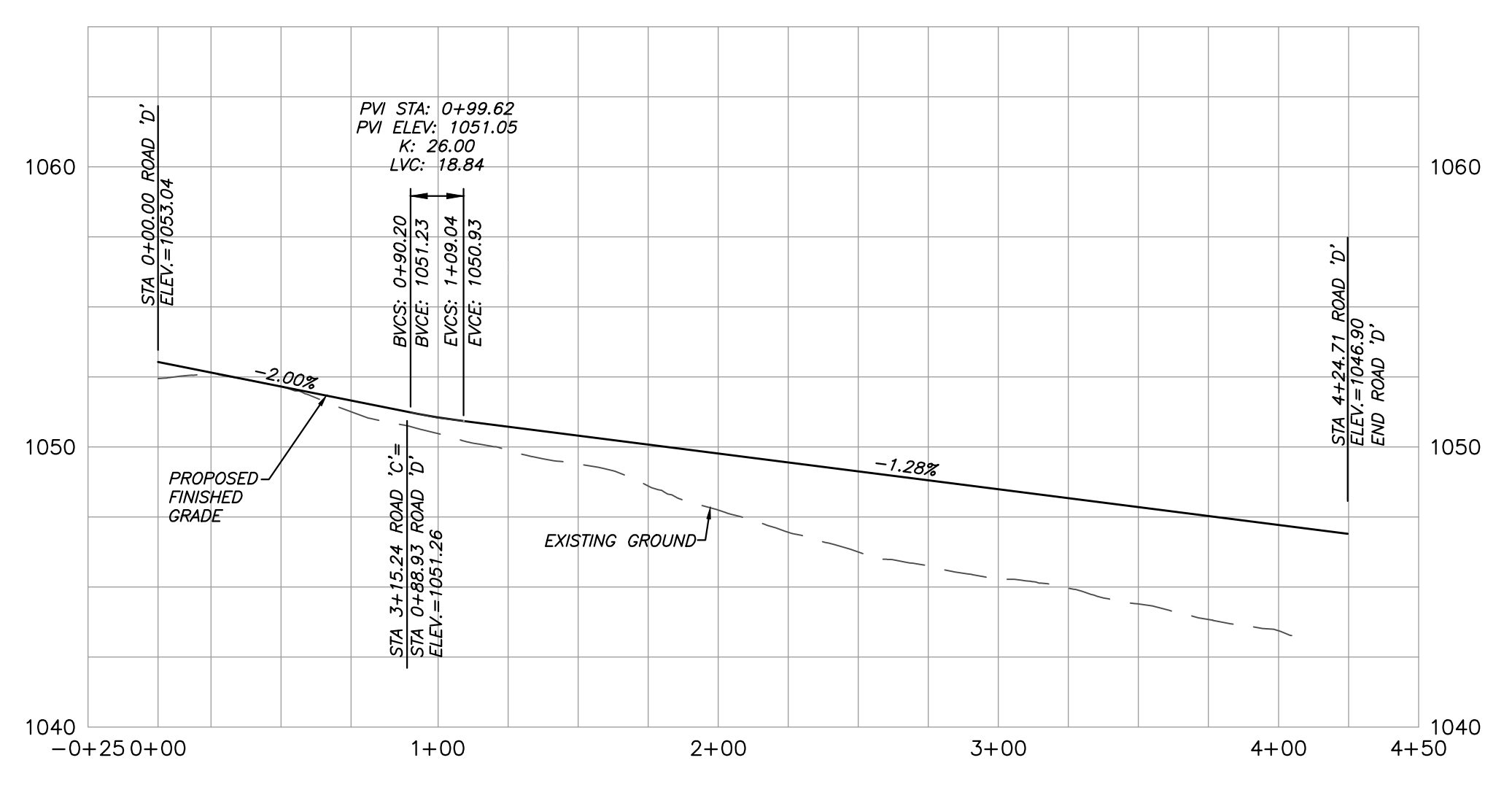
PROFILE VIEW: ROAD 'A'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'B'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'C'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'D'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

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1	3/13/24	SUBMITTAL 2	CAS

SHEET C-3

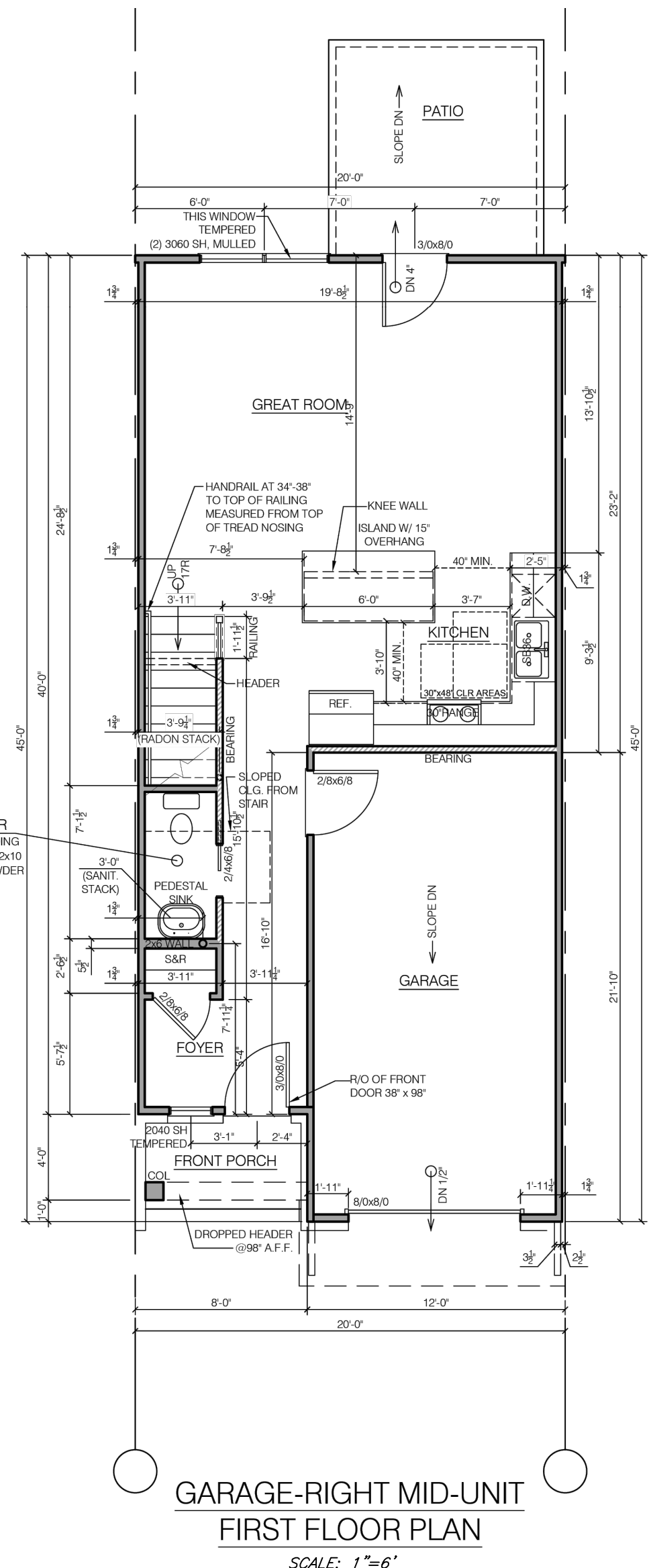
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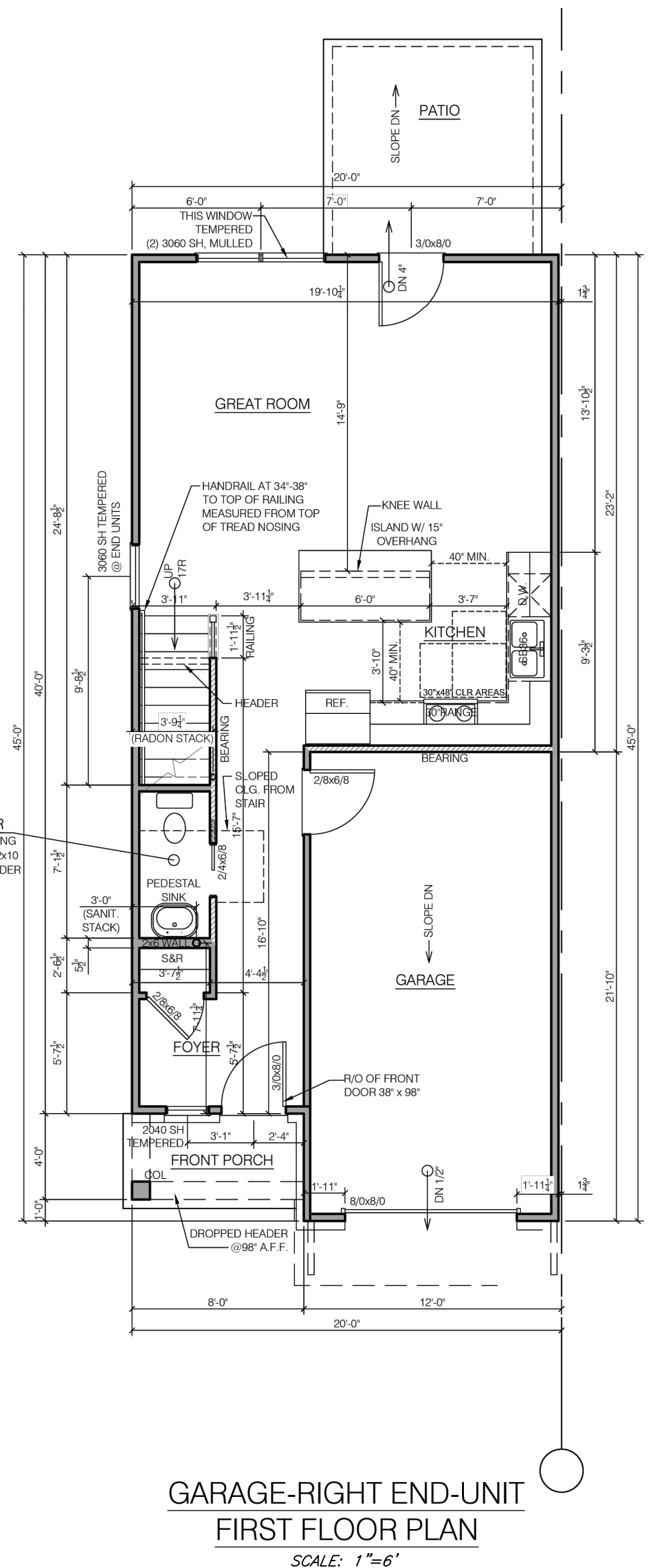
DIST. NO. W6 KNOX CO., TN.
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 SCALE: AS NOTED FEBRUARY 14, 2024

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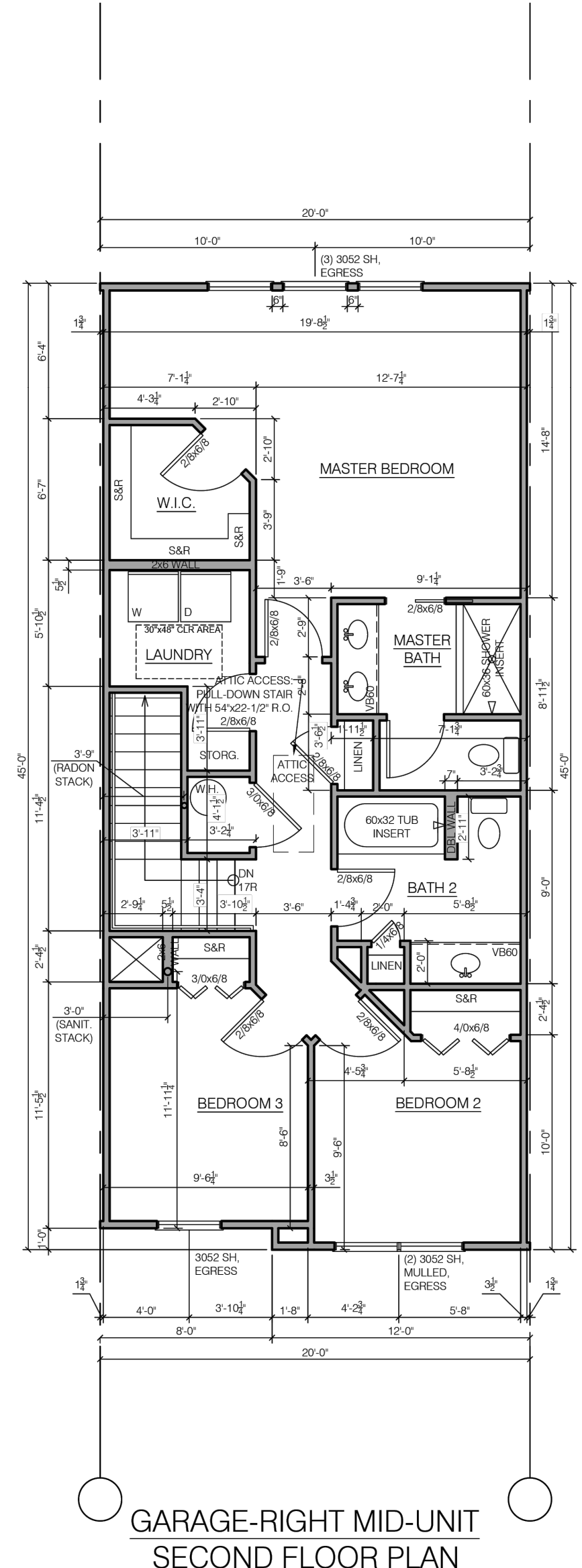
GARAGE-RIGHT MID-UNIT FIRST FLOOR PLAN
SCALE: 1"=6"



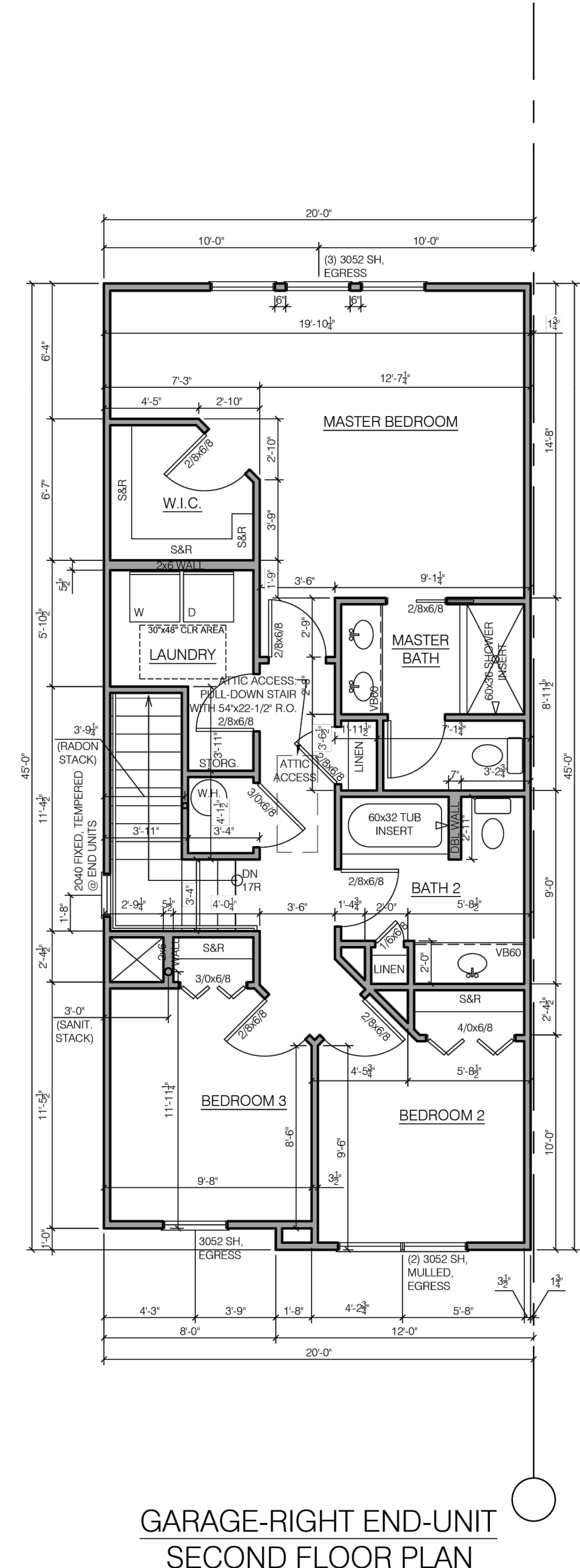
GARAGE-RIGHT END-UNIT FIRST FLOOR PLAN
SCALE: 1"=6"



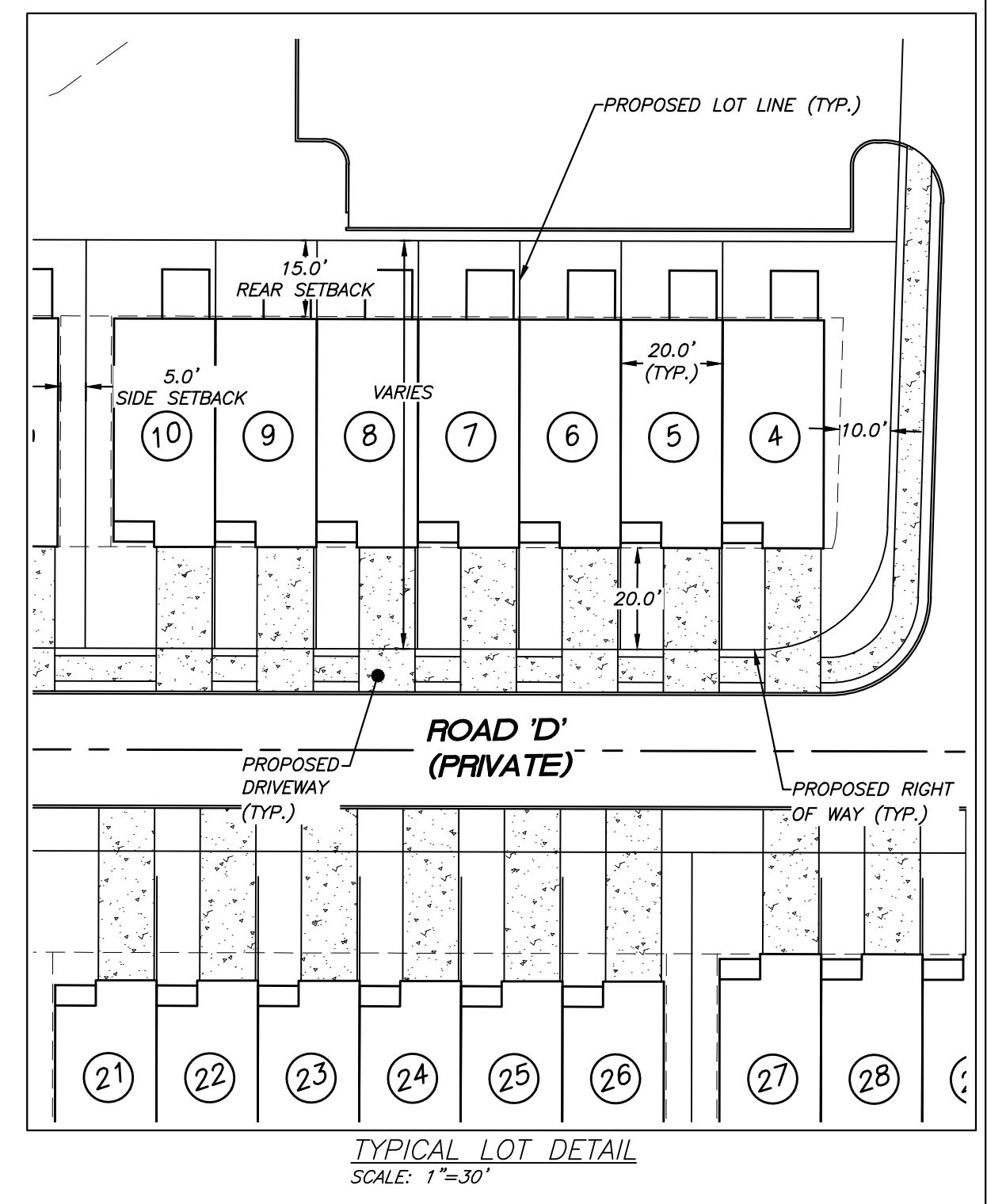
GARAGE-RIGHT ATTIC PLAN
SCALE: 1"=12"



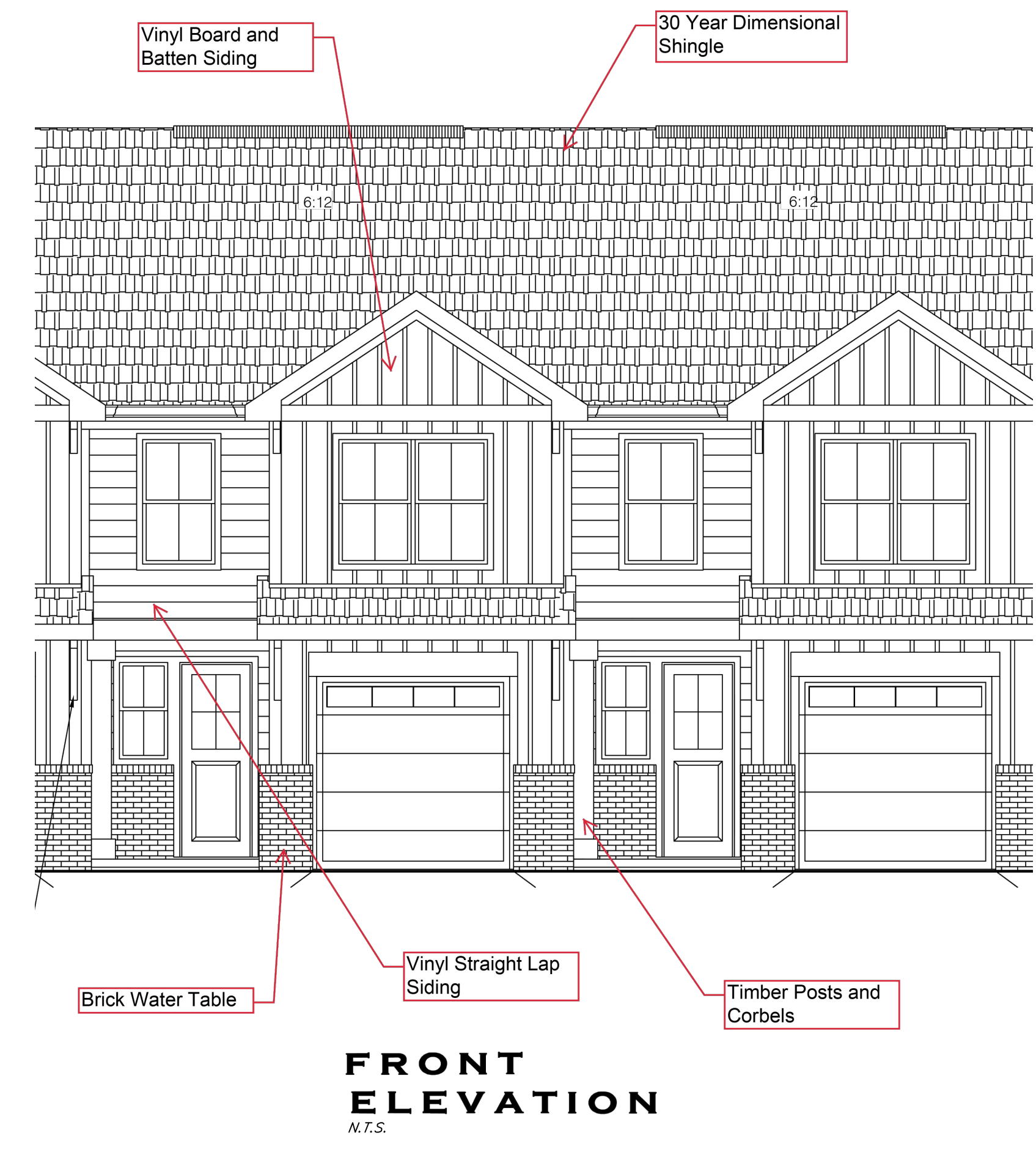
GARAGE-RIGHT MID-UNIT SECOND FLOOR PLAN
SCALE: 1"=6"



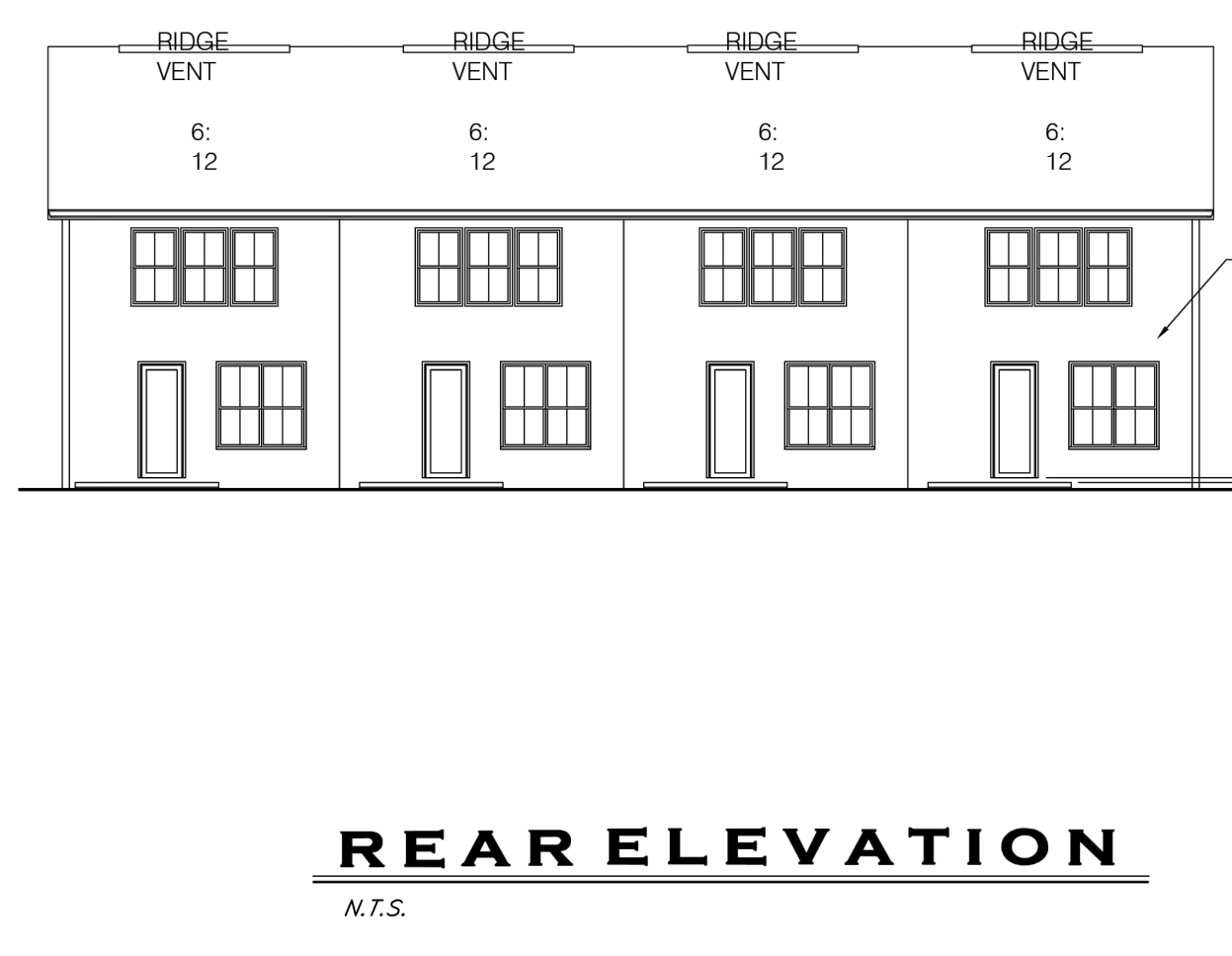
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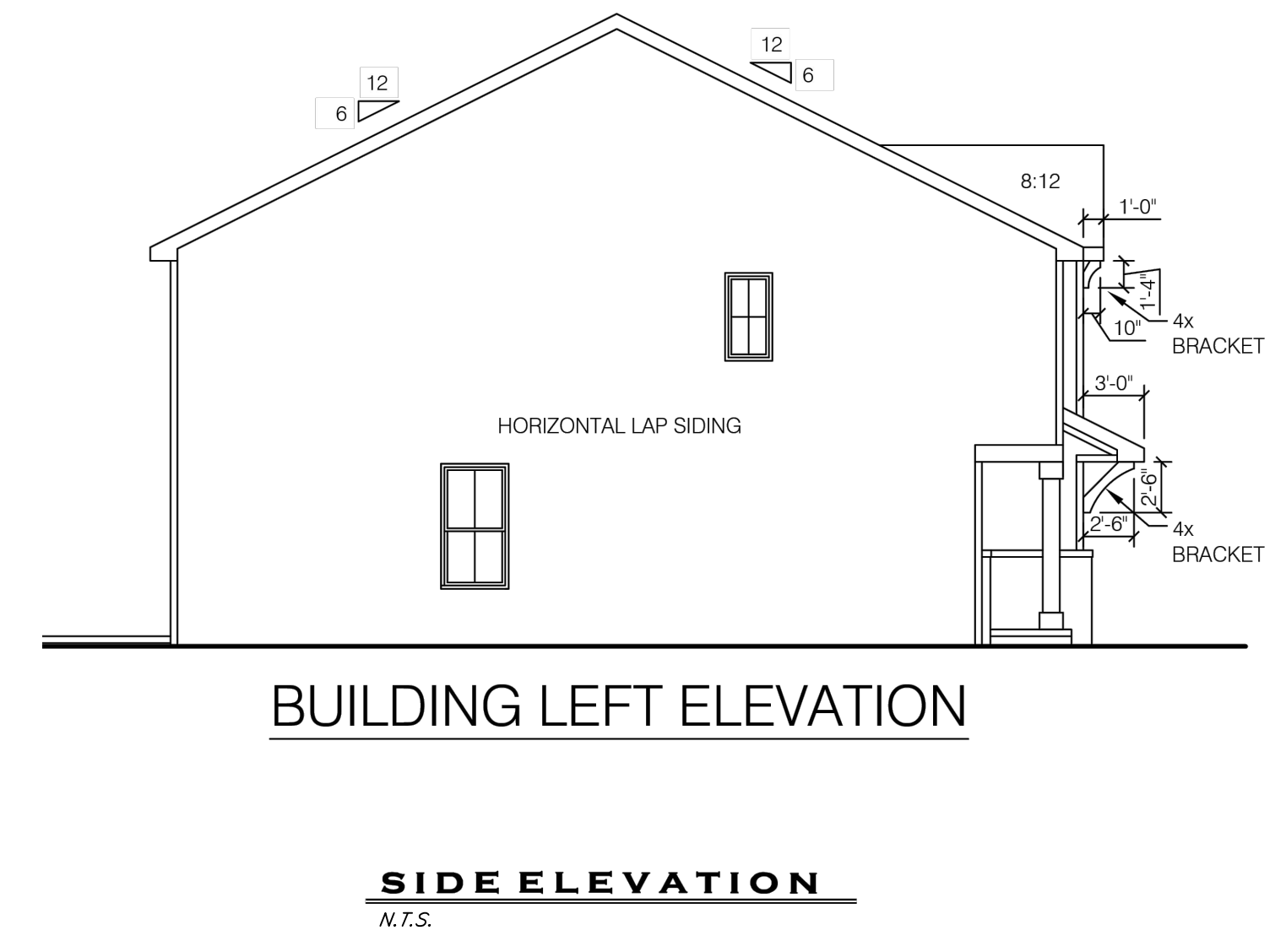
TYPICAL LOT DETAIL
SCALE: 1"=30"



FRONT ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



SIDE ELEVATION
N.T.S.

MPC FILE# 4-SA-24-C / 4-A-24-DP

REVISION	DATE	DESCRIPTION	CAS
1	3/18/23	SUBMITTAL 3	CAS
		BY	

SHEET A-1

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CLT MAPS 91
SCALE: AS NOTED

KNOX CO., TN.
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